Karen Johnson
Batch # 1318821
09/05/2025 08 00 50 AM
Fees $62 00 Taxes $0 00
Davidson County
DEEDQC
12 pgs
20250905-0070903

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 *This Deed was prepared based upon information provided by the parties No independent title examination was conducted The preparer makes no representation as to the status of the title or the accuracy of the description*	**STATE OF TENNESSE** **COUNTY OF DAVIDSC** The actual consideration for this transfer is: **$0.00**. Jacquelyn F. Coleman-Robinson **AFFIANT** Subscribed and sworn to before me, this 26 day of August 2025. Felicia Lopez NOTARY PUBLIC My Commission Expires: 10/4/2027

FELICIA LOPEZ NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 10/04/2027 DAVIDSON COUNTY

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacquelyn F. Coleman-Robinson 2602 Brittany Drive Nashville, TN 37206	New Owner	08312017400

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELYN F. COLEMAN-ROBINSON, EXECUTRIX OF THE ESTATE OF MAGGIE KNOWLES CANNON,** *deceased,* ("Grantor") does hereby quitclaim, transfer and convey unto **JACQUELYN F. COLEMAN-ROBINSON** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Eastland Acres, Section 5, of record in Book 2330, Page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 221 fronts 92.15 feet on the easterly side of Brittany Drive and extends back between lines 258.1 feet on the northerly side and 270.0 feet on the southerly side to a dead line in the rear on which it measures 140.0 feet.

Being the same property conveyed to Walter M. Cannon and wife, Maggie K. Cannon, by Warranty Deed from Wilson R. Scott and wife, Betty M. Scott, of record in Book 5674, Page

688, Register's Office for Davidson County, Tennessee. The said Walter M. Cannon died February 21, 2011, leaving Maggie K. Cannon as surviving tenant.

The said Maggie K. Cannon (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on February 22, 2025. Decedent's Last Will and Testament dated November 8, 2021 (the "Will"), was admitted to probate on August 14, 2025, under Docket Number 25P1475 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**. By entry of the same Order, Jacquelyn F. Coleman- Robinson was appointed as the Personal Representative of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**. Pursuant to Decedent's Last Will and Testament, attached hereto as **Exhibit 3**, Decedent devised this real property to Jacquelyn F. Coleman- Robinson.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is **improved** property known as: **2604 BRITTANY DRIVE, NASHVILLE, TN 37206**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26 day of August 2025.

ESTATE OF MAGGIE KNOWLES CANNON

Jacquelyn F. Coleman-Robinson

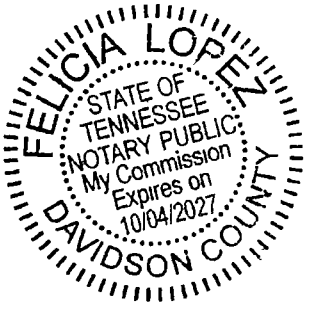
JACQUELYN F. COLEMAN- ROBINSON
Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacquelyn F. Coleman- Robinson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as **Executrix** of the **Estate of Maggie Knowles Cannon** and in her capacity as such **Executrix**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of August 2025.

Felicia Lopez
Notary Public
My Commission Expires: 10/4/2027



EFILED 08/14/25 10 22 AM CASE NO 25P1475 Joseph P Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION)

[redacted]

IN RE: ESTATE OF MAGGIE KNOWLES CANNON, Decedent.	)))	**No. 25P1475**

AMENDED[1] ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard on the 14th day of August 2025, by the Honorable Judith Lojek, Seventh Circuit Court Special Master for Metropolitan Nashville – Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Jacquelyn F. Coleman-Robinson ("Petitioner"). Based upon the unopposed Petition and a review of the record as a whole, the Court finds the Petition to be well-taken and, therefore, granted.

All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. The original Last Will and Testament of Decedent, executed on November 8, 2021, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. From the findings of the Court, and for other good cause shown, the following is hereby Ordered.

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** that the Last Will and Testament of the Decedent, dated November 8, 2021, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

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[1] Due to the absence of a residuary clause in the Last Will and Testament, this Order is amended to reflect the requirement of inventory and accounting

EFILED 08/14/25 10 22 AM CASE NO 25P1475 Joseph P Day, Clerk

It is, further, **ORDERED** that Petitioner, Jacquelyn F. Coleman-Robinson, shall be appointed Personal Representative of the Estate of Maggie Knowles Cannon. The Clerk of the Court shall issue Letters Testamentary accordingly.

It is, further, **ORDERED** that requirements of posting a Bond is waived pursuant to the terms of the Last Will and Testament. Petitioner shall file an Inventory within sixty (60) days and Accountings shall be filed in accordance with T.C.A. §30-2-601. A Status Report shall be filed within 15 months of entry of this order and annually thereafter in accordance with local rules.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

[JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:

/s/ Kate Nyquist
Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
knyquist@mhpslaw.com

Attorneys for the Estate

EFILED 08/14/25 10 22 AM CASE NO 25P1475 Joseph P Day, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

Jacquelyn F. Coleman-Robinson
2602 Brittany Drive
Nashville, TN 37206

Estate of Mary Elizabeth Johnson Mills
Natonya Blackmun Listach Mills, Personal Representative
1772 West Main Street
Franklin, TN 37064

This 14th day of August 2025.

/s/ Kate Nyquist
Kate Nyquist

EFILED 08/14/25 10 22 AM CASE NO 25P1475 Joseph P Day, Clerk

Case Title: COLEMAN-ROBINSON V KNOWLES CANNON

Case Number: 25P1475

Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

[redacted]

LETTERS TESTAMENTARY

TO **JACQUELYN F. COLEMAN-ROBINSON** DOCKET NO **25P1475**

*It appearing to the Court that **MAGGIE KNOWLES CANNON** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court, and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you,*

*THESE ARE, THEREFORE, to empower you, the said **JACQUELYN F. COLEMAN-ROBINSON**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land*

*WITNESS - Joseph P Day, Clerk of the Probate Court, at office, this **August 14th, 2025**.*

JOSEPH P DAY, Clerk

_____ D C

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JACQUELYN F. COLEMAN-ROBINSON** as **Executrix** of the estate of **MAGGIE KNOWLES CANNON**, deceased, and I do further certify that **JACQUELYN F. COLEMAN-ROBINSON** is still acting **Executrix** of the estate of **MAGGIE KNOWLES CANNON** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 14th day of _____, 20__.

JOSEPH P DAY, Clerk

_____ D C

EFILED 08/14/25 10 24 AM CASE NO 25P1475 Joseph P Day, Clerk

25PM15

FILED

AUG 14 2025

JOSEPH P. DAY, Clerk

By Latina O Deputy

Last Will and Testament

[redacted]

Of

Maggie Knowles Cannon

I Maggie Knowles Cannon, a resident of Davidson County , Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this as my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I last sign my Will and Testament on August 10, 2011, this document supersedes or removes all documents except for the one sign on this date on November 8, 2021.

1. Appointment of Executor, I nominate and appoint Jacquelyn F, Coleman-Robinson Executor/Executrix of this last Will and Testament and, direct that no bond shall be required, if Jacquelyn F. Coleman-Robinson should pass, Then I direct Marquenta Neshone Keaton,

2. Administration of Real Property. I leave my home place to be located at Clayborn 2604 Brittany Drive 37206, Nashville, Tennessee (Davidson County), Tennessee 37206 to Jacquelyn F. Coleman-Robinson and all furnishing in the house become the property of Jacquelyn F. Coleman-Robinson.

   If Jacquelyn F. Coleman-Robinson preceded me in death everything will go to Marquenta Neshone Keaton making should that Clayborn L. Hayes, Sr. have a lifetime home with Joshua Huff. They must pay rent that goes towards taxes and insurance on the property Ann Pillow Hayes can stay at 2604 Brittany Drive 37206 as long as she is married to Clayborn L. Hayes, Sr.

3 Pavement of Debts, Expenses and Taxes:
   (a) Debts and Expenses. I direct that all legally enforceable debts unpaid and expenses in connection with the administration of my estate be paid as soon as my convenient after my death.
   (b) Taxes, I further direct my Federal Tax return be filed after death.
   (c) Use of Life Proceeds.

4. Funeral, I have a grave site which is in Columbia, Tennessee that has already been purchased a pre-need will take care of burial expenses. The Person listed below will take of logistics of my funeral arraignments are as follows: Jacquely F Coleman-Robinson,

IN WITNESS WHEREOF, I hereunto set my hand on 8th day of November 2021, to this My Last Will and Testament and have signed each of the three pages at the bottom for identification.

EFILED 08/14/25 10 24 AM CASE NO 25P1475 Joseph P Day, Clerk

II

Maggie Knowles Cannon

Maggie Knowles Cannon

Signed, signified and declared by the said Maggie Knowles Cannon (the "Testator"), being od sound mind and disposing memory, as and for the Testator's Last Will and Testament, in the presence and sight, and the presence and sight of each other, have subscribed our names as attesting witnesses on this day and year last above written.

WITNESSES:

Address 2600 Brittany Dr. Nashville, TN 37206

Address 2600 Brittany Dr. Nashville, TN 37206

EFILED 08/14/25 10 24 AM CASE NO 25P1475 Joseph P Day, Clerk

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

William Jones and Lauren Jones, severally being duly sworn, depose and say that:

We are acquainted with MAGGIE KNOWLES CANNNON (the "Testator"), who executed this annexed executed this annexed Last Will and Testament, consisting of three (3) typewritten pages, dated November 8,2021, on that date at Nashville, Tennessee subscribing the Testator's name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Will, the Testator declared the instrument so subscribed by the Testator's Last Will and Testament, and we thereupon signed our names as witnesses at the end of said instrument at the request and in the Testator's presence and sight, and in the presence and sight of each other.

At the time of executing said Last Will and Testament, the Testator was over the age of eighteen years of age and in our opinion was of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Last Will and Testament.

This affidavit is made at the request of the testator.

The annexed Last Will and Testament was examined by undersigned witnesses at the time this affidavit was made.

William Jones.

Lauren Jones

SWORN TO AND SUBSCRIBED before me, this 8th day of November 2021

Anita F Young

NOTARY



EFILED 08/14/25 10 24 AM CASE NO 25P1475 Joseph P Day, Clerk